

12 DCNE2006/0047/F - PROPOSED TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE ANNEX. DEMOLITION OF SUN ROOM AND STORAGE BUILDING AT RIDGEWAY FARM COTTAGE, BROMYARD ROAD, CRADLEY, MALVERN, WORCESTERSHIRE, WR13 5JW

For: S. Woodward per Mr. J.C. Ashton, The Orchard Office, Union Place, Off Northwick Road, Worcester, WR3 7DX

Date Received:
6th January 2006

Ward: Frome

Grid Ref:
70585, 48557

Expiry Date:
3rd March 2006

Local Member: Councillor R.M. Manning

1. Site Description and Proposal

- 1.1 This application seeks permission for a two-storey extension and single-storey granny annexe extension at Ridgeway Farm Cottage, Cradley. The dwelling sits immediately adjacent to the B4220 Bromyard Road, northwest of Ridgeway Cross. The vehicular access is taken from the main road at a point approximately 45m to the southeast. The cottage sits in extensive grounds in a landscape that is designated as an Area of Great Landscape Value.
- 1.2 The application follows the withdrawal of application ref NE05/2752/F, withdrawn on the advice of officers and the refusal under delegated powers of application ref NE05/3582/F. This application is thus the third attempt at securing the extensions.
- 1.3 Under the original submission the proposed annexe, located to the southeast end of the existing had a footprint of approximately 71 m². This when taken in conjunction with the existing 2-storey extension and sun lounge (54.4m² combined) and proposed 2-storey extension (43m²), was considered to represent an enlargement of the original that would overwhelm and alter its character and appearance adversely and irrecoverably. The extensions proposed under the original application would have added in the region of 160m², thereby nearly trebling the size of the original in terms of floor area.
- 1.4 The second application offered the same level of accommodation in the annexe, although the overall footprint of the annexe was reduced to approximately 60m². The proposed two-storey rear extension to square off the dwelling and the introduction of 2 pitched roof dormers to the north road-fronting elevation were as previously applied for. Although it was proposed that the sun lounge be removed, the local planning authority was not satisfied that this would address the issue of scale and proportion.
- 1.5 The application currently under consideration is identical to that recently refused in terms of the two-storey and annexe extension and removal of the sun lounge. The description states that a detached storage building will be demolished. This has already been done and is of no direct relevance to the determination of this application.

- 1.6 The case officer has expressed concern at the proposals prior to resubmission and whilst the principal concern is to the design and scale of the annexe there is also concern at the design detail of the two-storey extension and the dormer windows. The south-facing element of the proposed two-storey extension is predominantly glazed, in order to utilise natural light. This design detail is uncharacteristic of the dwelling. With this level of glazing it is questionable as to whether the dormer window to the west facing elevation is necessary. These points were raised prior to resubmission, although they have not been acted upon.

2. Policies

2.1 Malvern Hills District Local Plan

Housing Policy 16 – Extensions

Landscape Policy 3 – Development in Areas of Great Landscape Value

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

DR1 – Design

H18 – Alterations and Extensions

3. Planning History

DCNE2005/2752/F: Two-storey extension to rear and single storey granny annex extension: Withdrawn 13th October 2005

DCNE2005/3582/F: Two storey rear extension and single storey side annex: Refused 22nd December 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None necessary

Internal Council Advice

- 4.2 Traffic Manager: Recommends imposition of Standard Highway Condition 14 (Turning and Parking for 3 cars).

5. Representations

- 5.1 Evesbatch Parish Council: "These plans do not seem much different from the previous ones. Object to the overwhelming proposed extensions."

6. Officers Appraisal

- 6.1 This is a resubmission of previously withdrawn and refused applications, which sought planning permission for the erection of a two-storey rear extension and single-storey

annex. The key issues in the determination of this application are considered to be the impact of the proposed extensions upon the character and appearance of the existing dwelling.

- 6.2 It should be noted that irrespective of the removal of the sun lounge, the cottage has already been substantially extended through a two-storey extension. Despite the reduction in the size of the proposed annexe there remains concern that the extensions are excessive in scale, particularly when considered alongside the previous two-storey extension. The removal of the sun lounge, a predominantly glazed structure attached to the existing extension, does not mitigate this concern.
- 6.3 Although the applicants have undertaken to retain the existing brick wall which would shield all but the roof of the annex, officer's are not satisfied that a condition demanding the wall's perpetual retention is reasonable nor does it address the policy issue. Whilst it is accepted that certain features can help a development blend into the landscape, the development proposed should be capable of meeting the requirements of Local Plan policy without reliance upon such boundary treatments.
- 6.4 The local planning authority acknowledge the desire of the applicants to provide care for elderly relatives, although it is not at officer's discretion to set aside adopted planning policy on such grounds. Planning Policy Guidance Note 1, Para. 38 explains that personal circumstances will seldom outweigh more general planning considerations, particularly if the development entails work of a permanent nature, which is likely to remain after the personal circumstances of the applicant have ceased to be a material consideration.
- 6.5 Notwithstanding the issue of scale and design, some of the design features are not considered sympathetic to the architectural characteristics of the original dwelling and are thus contrary to Housing Policy 16 of the adopted Local Plan. These include the treatment of the south facing elevation of the two-storey extension, which is predominantly glazed and uncharacteristic of a rural cottage of this nature.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1. By virtue of their size, scale, form and design, the proposed extensions would detract unacceptably from the character and appearance of the existing cottage. The architectural character of the existing cottage would no longer dominate and the development proposed is thus contrary to Housing Policy 16 of the adopted Malvern Hills District Local Plan (Herefordshire) and H18 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).**

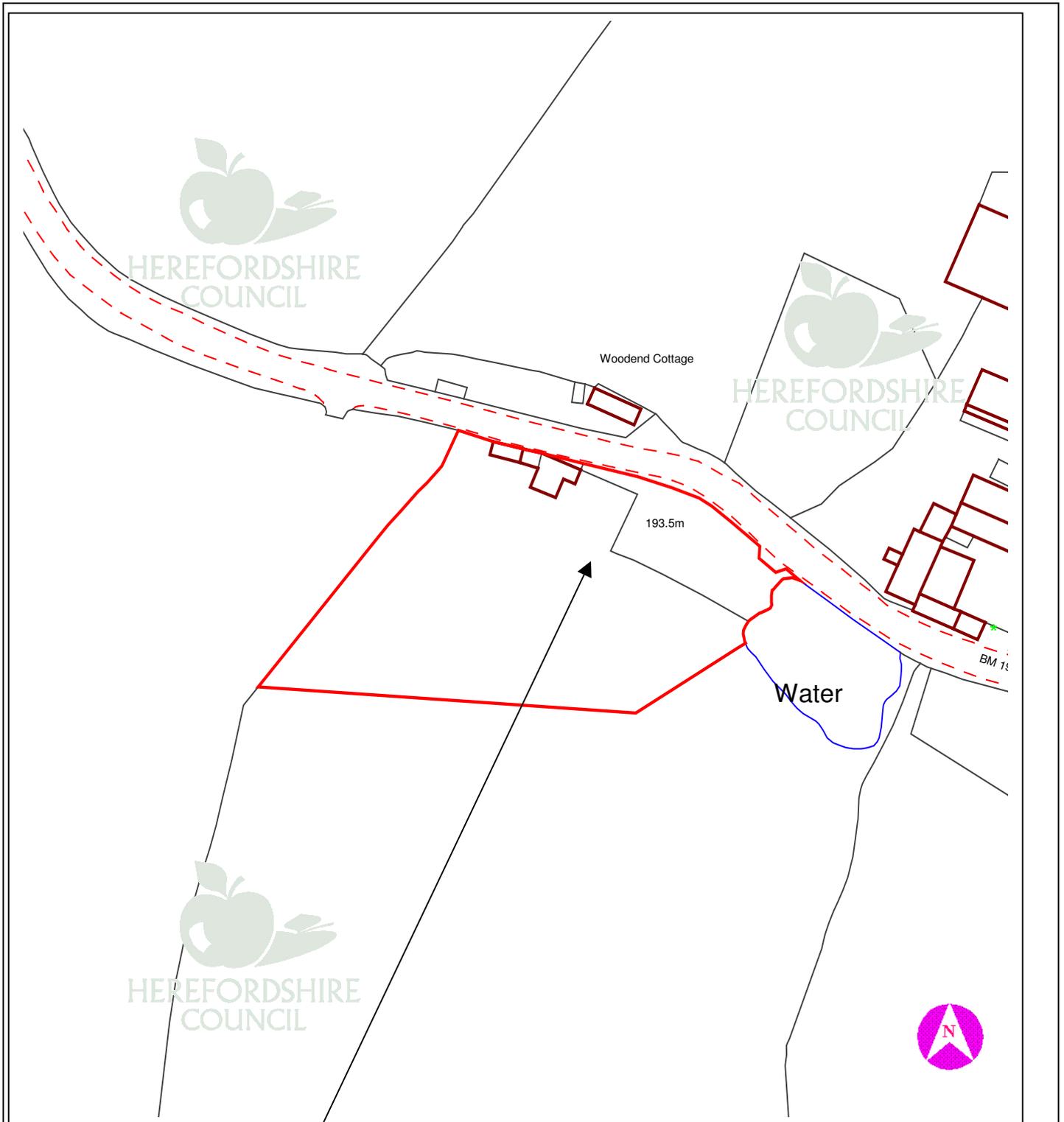
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCNE2006/0047/F

SCALE : 1 : 1250

SITE ADDRESS : Ridgeway Farm Cottage, Bromyard Road, Cradley, Malvern, Worcestershire, WR13 5JW

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005